

**CITY OF REDMOND
DESIGN REVIEW BOARD**

November 20, 2014

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: David Scott Meade, Craig Krueger, Kevin Sutton, Scott Waggoner, Mike Nichols

EXCUSED ABSENCE: Joe Palmquist

STAFF PRESENT: Gary Lee, Senior Planner; Dennis Lisk, Senior Planner; Steven Fischer, Manager

RECORDING SECRETARY: Susan Trapp, Lady of Letters

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Chair David Scott Meade at 7:00 p.m.

MINUTES

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. KRUEGER TO APPROVE THE MINUTES OF THE OCTOBER 16, 2014 MEETING. MOTION APPROVED (5-0).

PROJECT REVIEW

LAND-2014-01226 The Carter

Description: Construction of a 6-story mixed use building

Location: 7494-7500 159th Avenue NE

Applicant: Kim Faust *with* Main Street Property Group, LLC

Prior Review Dates: 05/01/14, 07/17/14 & 10/16/14

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that this was the fourth meeting for this project. He said the project has come a long way. There is new detail provided on the siding of the project and other information as well. There is a new request to reduce the setback on the north and increase the setback on the south that Mr. Lee would like to DRB to review. Also, the lighting from the garage has been further developed, and Mr. Lee wants to make sure that lighting is properly shielded so as not to impinge on the park. Plus, there is a blank wall issue that the DRB needs to review.

Kelly Price with Main Street Property Group presented on behalf of the applicant. He introduced Kim Faust from his team as well as two members of GGLO Architects. He re-introduced The Carter project to the DRB, which is located between Bear Creek Parkways and Leary Way on 159th Place NE. It is directly across the street from Redmond Cycle and backs up to the Heron Rookery. The project was inspired by the Dudley Carter Park and Mr. Carter himself, an artist who practiced a Native American style. Several of his art pieces are displayed throughout the City of Redmond. His work has been incorporated into the Carter project, with several Native American undertones to the design.

The applicant has made changes to the main entrance to the building to make it more of a monument, in response to the DRB's comments. It is now a grand two-story entrance with natural log supports. The southern roofline has been improved as well, and now includes several loft units. The building's connection to the trail has been clarified, too. The middle section of the building, which has a bark-like exterior cladding, is a very important part of the project. A preferred alternative for the color palette will be displayed at this evening's meeting, and the applicant is asking for some flexibility on that front as the project progresses.

Beth Dwyer spoke next on behalf of the applicant. She noted that wood carving and many wood elements are key parts of this project. A tripartite design, including a base, middle, and top, has been employed. Overhanging roof forms have been used, with a shingle roofing material. Heavy timber knee bracing will create a vertical form to the project. There are deep runnels on the building from top to bottom that run into a planter that serves as a storm drain. There are recessed decks that are clad in a lap hardy siding and a flat panel siding. Vinyl windows and doors have been used, along with clear-stained wood soffits. Dark aluminum railings and deck lighting are on the top part of the design, as well. The middle of the project has a solid form and a bark-like cladding material to create visual interest. The siding is flat with different modulations and a shifting pattern. The modulation is established vertically between the doors and window panels, where the bark-like element pops out two inches.

The building has carved recesses throughout and full glazing. Almond vinyl windows and doors have been used. Low-level lighting is on each of the decks. On the east side, there is a green roof with a trellis. The base of the project has a heavy, grounded feeling with dark, modulated brick. Along the street façade, there are four live/work lofts, a main entry, and a lobby. A horizontal wood siding has been added at the entries as well storefronts with metal canopies. The main entry is carved out of the metal form and has decorative lighting. There is a carved wood totem at the entry as well. The end corners of the building have been pulled back for visual clarity, weather protection, and overall, an interesting design.

At the ground level, the live/work units have private stoops to separate them from the public areas. Landscape buffers have been used as well. The lobby has an outdoor patio with chairs, benches, and landscaping for pedestrian relief and visual interaction. The trail connection at the back of the building has stairs going to it with metal handrails. The public access will include decorative scored concrete along with lighting for the steps. Lush, native, drought-tolerant plantings will be used.

Regarding the parking garage and the lighting, the area will be screened and a lush landscaping will be used. The landscaping and stairs will block off the lighting. Screens and green walls will be used in this regard. The pedestrian connection has a bicycle storage area with aluminum louvers and a green wall in front of it. The community space has glazing throughout. Mr. Krueger asked about the courtyard and the stairs coming down to the south. The drawings seem to indicate the stairs are coming down to the north. The applicant noted that this particular design element has been changed to bring together the bicycle users and pedestrians. The north façade will have some art elements, lighting, and signage.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Said the project looked exciting. Mr. Krueger said The Carter was going to be a great addition and he appreciated the changes the applicant had made.
- He said the applicant cannot go wrong with the earth-tone color palette provided. Mr. Krueger said this project would be an amazing addition to Redmond.

Mr. Waggoner:

- Said the project was turning out great. Mr. Waggoner said the carving design element was clear throughout the project. He appreciated the connection to the park to the south and said the applicant had improved this part of the design.
- Mr. Waggoner said the color palette included some good selections and would create good variation and visual interest for the project.

Mr. Nichols:

- Asked about the horizontal siding on the upper level and if a hardy wood panel were to be used. The applicant said the product looks like wood, but it is a fiber material. The corner siding is the same material. The wood siding is on the base of the project and is more tactile. The applicant said the two siding products will have a similar reveal.
- Mr. Nichols asked about the lap bark and if it would be all in the same plane. The applicant said there would be some relief with the two-inch "pop" mentioned earlier. It would not be a completely flat plane.

- Mr. Nichols asked about the east side of the roof, where there is a green roof element and trellis. The applicant confirmed the trellis would be wood and the railing would be metal. Mr. Nichols said this was a nice-looking project.

Mr. Sutton:

- Said the project looked very nice. Mr. Sutton missed the last meeting on this project, but appreciates the new roof line and the other design elements added.

Mr. Meade:

- Asked about the “deep carve” element and what material would be used. The applicant said it would be a hardy plank material, and a different color would be used on the carved area. The through-line flashing will be all the same color, but there will be some relief as the material pops out.
- Mr. Meade asked about the corner trim and how the outside corners would be resolved. The applicant said a clipped corner, which looks like a mitered corner, would be employed. On the lower elevation, there are two outside corner elements, which could use a similar design.
- Mr. Meade asked about the bark, which is not a lap siding. It would use several different colors and then be painted in place, which will be a time-intensive project. The separate panels will have a standard reveal. Mr. Meade said the bark could potentially look stripy.
- The applicant said the reveals are a concern, but should not be that visible. Mr. Meade asked why a lap siding would not be used to make the execution of the design easier. The applicant said that idea was not off the table. Mr. Meade said a lap siding could work very well. The applicant said the contractor would be consulted on this piece of the project.
- Mr. Lee was concerned about that lap element too, and asked Mr. Meade if he had a preference on what siding should be used. Mr. Meade said the lap siding would be easy to communicate and execute.
- The applicant said that idea could happen, but the hope was to get approval on the panel with reveals concept. At the final application, the siding plan will be reviewed with staff. The design will be mocked up with windows and paint, and at that point, the applicant will determine what material and execution make the most sense.
- Mr. Meade asked if the applicant had considered future maintenance needs. If a new owner took over this building and chose to paint the building, that would be very complicated. The applicant said that idea had not been studied. Mr. Meade noted that the new Kohl's building had a similar situation where a new tenant painted over a unique design.
- The applicant has contacted several painting contractors about the detail of this project, which will be more expensive but should create a special design. Mr. Meade asked for other comments.
- Mr. Waggoner asked about the canopies along the street and if a metal frame would be used. The applicant said a metal frame and full metal canopy would be employed.
- Mr. Krueger asked about the live/work units and what size they would be. The applicant said they would not be lofts, per se, but they do have an entry coming off a raised patio.
- The applicant added that about 250 people would be living in this building when it is finished, and if someone new came in to repaint the building or change the design in some way, there would be 250 unhappy people. The design has been created with the customer or tenant in mind, and changes to that would impact the tenants would have consequences.
- Mr. Lee reviewed the questions he had about the project, including issues about the lap siding and a five-foot wide pathway in what should be a seven-foot wide area. In the garage opening, screening to block lighting is a requirement. Screening of the blank wall was a concern for staff as well.

IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. SUTTON TO APPROVE PROJECT LAND-2014-01226, THE CARTER, WITH THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES AND THE FOLLOWING RESTRICTIONS:

- 1. CONSTRUCTION OF A LAP BARK SIDING WILL BE PART OF THE BUILDING PERMIT APPLICANT PLANS.**
- 2. THE INCLUSION OF A FIVE-FOOT WIDE ADA-COMPLIANT PATHWAY BETWEEN 159TH AND THE TRAIL.**
- 3. SCREENING OF THE GARAGE OPENING AS REQUESTED BY STAFF.**
- 4. DETAILS FOR THE BLANK WALL SCREENING METALWORK TO BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO FABRICATION AND INSTALLATION.**

MOTION APPROVED (5-0).

MR. MEADE AMENDED THE MOTION TO NOTE THAT TWO COLOR SCHEMES WERE PRESENTED AT THIS MEETING, AND THE APPLICANT WOULD BE ALLOWED TO USE EITHER SCHEME AND SHARE THAT SELECTION WITH STAFF. MR. WAGGONER SECONDED THE AMENDED MOTION. AMENDED MOTION APPROVED (5-0).

PRE-APPLICATION

LAND-2014-00993, Esterra Park – Block 1 Hotel

Description: Construction of a new 6-story, 256,000 sq. ft. hotel with 274 rooms

Location: 152nd Ave NE and NE 28th Street

Applicant: Jason Lamb *with* Ankrom Moisan Architects

Prior Review Dates: 08/07/14, 09/18/14 & 11/06/14

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that this was the fourth meeting on this project, and he anticipated hearing more information from the applicant about details and colors that would be used. This is a dual-branded hotel, The Aloft and The Element, located on 152nd Avenue and NE 28th Street across the street from the new light rail station site. Mr. Lisk said the design was heading in the right direction, though he did have a few concerns. Both have to do with administrative design flexibility requests over the building modulation requirements. The letter of the standard has not been met, but Mr. Lisk said the design presented does present a modulation of a different fashion. The other flexibility requested deals with the fiber cement panels proposed. Overall, the design of the building does not have a negative impact from the panels, and Mr. Lisk would support the request for flexibility. If the design is acceptable to the DRB, Mr. Lisk would like the applicant to file an official application and return to the Board for formal approval in December of 2014.

Jason Lamb presented on behalf of the applicant. He noted that the comments and questions from the Board at the last meeting would be the focus of tonight's meeting. Steve Jones and Kristen Lundquist were also on hand to talk about design and landscaping elements. Mr. Jones noted that the project is on the northwest corner of the Esterra Park development. The applicant said the threshold concept has been used to form a shared building space for the two hotel brands to interact. A protected exterior courtyard space has been proposed. The modulation on the building includes a deep setback between the base and the upper levels. The areas surrounding the building have a lot of greenery, especially on the north side and along 153rd, which is a public access route. There is a transition north to Overlake Terrace. Two levels of parking have been provided. There are two lobbies, one for The Element on the east and The Aloft on the west. Level two is an even space, and levels three through seven have guest rooms. Level three also has a courtyard and shared amenity space.

Looking toward The Aloft side at the corner of 152nd, the applicant has used durable materials that are also appropriate for Redmond. The street level has a stone tile that frames the interior spaces as well as a wood panel. There is a bar, lobby space, and retail area on the way to the light rail station. Steel and glass canopies provide weather protection. On the upper portions of the building, there is a metal panel and an open joint fiber cement panel in the corner. Accent colors help provide identity to each hotel brand. The DRB had some questions about the metal panel, and the applicant showed some samples to the Board members. The panels would be in between six and eighteen inches wide and, at the most, ten feet long. The metal is of a heavy gauge and fairly rigid. The panels would be painted three different colors. Looking toward the building from the park, the design shows how the hotel addresses the park and relates to it. The design of the two hotel brands includes some differences, but also some elements that tie the hotels together. Going north, the stone tile at the base turns into concrete and terminates in a service access point. The fiber cement panels in the upper levels have accent colors that will relate the buildings to each other.

All of the windows are black aluminum on the upper levels. At the street level, the windows are a clear anodized material. On the north elevation, the metal panel has been brought around the corner. The stone tile comes around the corner and transitions into a concrete material. Landscaping has been added here in response to comments from the DRB at the last meeting. The courtyard will provide energy and

activity to the site and helps establish the connection between the two hotels with a dark metal band. The DRB had requested a street view of the project from 152nd, which has been provided. The way the hotel extends past the base emphasizes the idea of creating a gateway to the park. The setback to the street is a minimum of 17 feet and a maximum of 25 feet, which provides a nice scale for pedestrians.

Ms. Lundquist noted that the landscaping has not changed much since the last meeting. On the east side, there is a lot of planting as well as street trees that match up with the architecture. The plantings change as the project moves into the more service-oriented areas. There is a pathway along the main driveway for maintenance and emergency access. The north side of the project has a green edge with evergreen plantings, seasonal color, and a native palette. The south and west side, as well as the courtyard, have an urban-focused, low, warm, and deliberate tapestry of greenery. The street trees borrow a rhythm from other parts of Overlake Village. The west side continues the planting scheme and the landscape treatment to the south. The courtyard has overhead canopy shelter areas to provide some privacy. A lot of lower planting materials have been used to provide some texture and interest in the landscape. Mr. Meade confirmed that a hinoki cypress was proposed on the site, which should provide an elegant tree that will not grow tall enough to provide a security problem. A green roof with many types of sedum has been proposed.

At the entry, there is a sidewalk with terraced landscaping that will be visible from the pedestrian level. The plaza will have room for outdoor furniture and low-level landscaping. Mr. Krueger asked about the hardscape used in the project. The applicant replied that the project follows the Overlake Master Plan design guidelines in this regard. Scored concrete has been used throughout the project and up through the hill climb. Zones in between the street trees include the use of pavers, which helps connect to the dialogue of the neighborhood. The large scored concrete pattern of the plaza translates to a smaller, tighter banding in the concrete areas where vehicles drive. The concrete treatment, in areas, mimics the design of the wood elements used on the building.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Waggoner:

- Asked about the landscaping and where street trees would be located. The applicant showed where the trees would be placed along the adjacent properties. Plant material on the edges will spray over the walls separating the hotel site from the rest of the neighborhood.
- The applicant said the walled area grows to a height of ten feet along the hill climb area. Mr. Waggoner noted there were some other trees near the rail station on adjacent properties.
- Mr. Waggoner said the administrative flexibility requested appears to be justified based on the shape and design of the building. He said this would be a high-quality project and was ready for approval.

Mr. Nichols:

- Said this was a great looking project and was ready for approval.

Mr. Sutton:

- Agreed the project looked great. Mr. Sutton said he would still like to see more detail on the metal panels that would be used. The applicant said three colors would be used in that metal panel.

Mr. Meade:

- Said the project was ready for approval. Mr. Meade said the issue about the hardy panel material brought up by staff appears to have been resolved. He said the panel was integrated in a way that was rich and appropriate for the site. He had no problem granting flexibility for that part of the design.
- Mr. Meade said the project was ready for approval, and Mr. Krueger agreed.

Mr. Krueger:

- Also agreed with the plan to grant the administrative design flexibility requested. Mr. Krueger asked about the reveal in the fiber cement panels. The applicant noted that there is an open reveal with no flashing as well as a reveal system that does include some fasteners.

- Mr. Krueger said he wanted to make sure a proper pattern was established in order to grant the design flexibility. He said the design does not appear bland or boring, and the texture proposed for the panels should provide some modulation as well.
- Mr. Krueger said the project would be great and he looked forward to approving it and seeing it in the neighborhood.
- Mr. Lisk asked about the fasteners for the fiber cement panels. The applicant said the fasteners would be exposed, but they would blend in with the panels. The applicant and DRB thanked each other for their time. Mr. Meade said the project could come back for approval.

PRE-APPLICATION

LAND-2014-01918, Redmond Public Safety Building Renovations & Repairs

Description: Scope includes replacement of roofing windows, and exterior cladding, and installation of new structural brace frames. Work will improve building weather tightness and energy efficiency, and will enable the structure to remain functional after a seismic event.

Location: 8701 – 160th Avenue NE

Applicant: Bruce Hayashi with Miller Hayashi Architects

Prior Review Date: 11/06/14

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk said this was the second meeting on this project, which would renovate the Public Safety Building on the City of Redmond campus. This would involve re-cladding most of the building. There is currently a problem with water intruding into the building, especially into the Police Chief's office. The roof of the building would be replaced as part of this project. All of the windows would be replaced. The new cladding would be a gray metal product, which could be an issue for the DRB to discuss as to how this material matches with the rest of the City campus.

Bruce Hayashi with Miller Hayashi Architects spoke on behalf of the applicant with help from others from his office. He said this project has grown over the past several years, and the hope is to add 30 to 40 years to this building's life. The focus has been on overall systems, building envelope, roof, window systems, mechanical systems, electrical systems, and finishes. The building envelope needs the most attention at this point. The structure is central in the Redmond City campus. A parking structure, the senior center, City Hall, the courthouse, and library are all nearby. The building is 98,000 square feet, a substantial size in relation to the other buildings next to it. It is open 24/7, so there will be challenges doing some of this work and keeping the building open. There are two generators outside the building to the east. Exhaust from the generators goes under the building, out on the roof, and then runs 60 feet before it is released from an exhaust stack. A new blast exhaust system has been proposed.

Overall, the applicant is trying to bring the building up to the central facility standards for public safety. The primary focus is on the frame of the structure. This building was built in 1989 and pre-dates most of the current seismic requirements. Brace frames will be added inside and outside the building to address this issue. This method was chosen over going through the entire building and re-welding the framing. The windows will be replaced to add tempered glazing. Many of the current windows are simply plate glass. The main entry point will be replaced to give the building a more inviting entrance. The building's primary skin is a pink ceramic tile and a rose-colored stucco finish. Some of the skin is in good condition, especially around an addition to the north. Likely, the applicant will just paint in that area. On other portions of the building, there is stucco over exterior sheet rock, which will need to be replaced. The tiles are over a hardy cement board and will be replaced with a metal skin. The metal skin will be durable and will not carry as many maintenance costs.

The applicant has responded to the comments of the DRB from the last meeting. The metal skin will be a deep gray and will have insulation bonded to it. This will help improve the energy performance of the building along with the metal roof and the glazing system. The gutter system terminates in an internal gutter that has failed. The roofing will be removed and the roof and gutter system will be rebuilt. Roof anchors will be added for the safety of workers on this project, and snow cleats will be installed to prevent snow from sliding off the roof and pulling the gutters off. The low roof areas will employ a modified bitumen roof design. The applicant would like to unify the building with a solid body color.

The west side of the building will have a feature color outside the Council chambers. This is a public area, and the applicant said this wall could serve as a backdrop for public activity while highlighting the building façade in this location. Colors such as black, white, and yellow have been added in the recessed areas along the south wall to add some accents to the building exterior. The applicant is proposing to use a faceted metal panel system on the west side of the building with an interesting, iridescent color to attract visual interest. The DRB had also asked the applicant to make the entry more inviting. The applicant has responded by proposing a slimmer profile along that frontage which would include a glazed cover over the existing steel structure. The applicant said the intent of the overall project was to update the building and refresh its appearance.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Mr. Meade noted that he and Mr. Palmquist were the only DRB members who have seen this project before. Mr. Krueger asked about the exhaust system screening and if it met staff expectations. The applicant said this was discussed at the last meeting, and the most appropriate response was determined to be planting more heavily in that area.
- The exhaust systems will be painted to blend in to the building a bit better. Mr. Krueger confirmed that vegetation screening was acceptable with the rest of the DRB members. The applicant said taller plantings should be able to accomplish the proper screening.
- Mr. Krueger said he was concerned about the overall grayness of the building and wanted to see how this building would connect to other buildings on campus. The applicant said the idea was to make this building subservient to City Hall, but still very much a public building. The hope would be to add color where possible to punch up the design. The glazing color could add some visual interest, too.

Mr. Meade:

- Asked about the curb at the front of the building that is about 15 inches tall. The applicant said this may have been part of some planters that were added in the past, but this element was not reflected on the drawings for the building. This element will likely be removed, which could be difficult if it is solid concrete. Mr. Meade said the curb could be clad with some stone if it had to stay.
- Mr. Meade said anything done to this building would be an improvement over the pink tile that is on the building currently. The design should blend into the campus, but should also look tough, strong, and powerful to give a sense of public safety. Also, signage will be important to improve the current problem of way finding on the City campus.

Mr. Nichols:

- Asked about the replacement of the gutter. The applicant said the entire roof will have to be replaced to deal with this issue. The insulation system will be replaced as well during this process.

Mr. Sutton:

- Said he liked the color scheme, especially the copper shade presented. He said he would like this color more prominently featured. Mr. Sutton said it would be great to see some of the color accents used at the entry.
- He was not totally on board with the glass canopy at the front of the building, but he liked the slimmer profile of the building in this area. The applicant said the hope is to redefine the form of the building in the front without dressing it up too much.
- Mr. Meade noted that he had recommended the copper material to the applicant at the last meeting. He asked if the copper could be added more significantly. The applicant noted that much of the mature ivy near the building might not survive the construction process.
- Mr. Meade said the entry would be the place to spend more in the budget for this project to give it more bang for the buck. The applicant agreed with that idea. The proposal aims to make this building more timeless, overall.
- Mr. Meade said the project could be back for an approval at the next meeting. Mr. Lisk said a formal application would need to be filed first.
- The applicant is on an aggressive building plan, with the hope to finish the design in March of 2015 and have work start happening that summer.

Mr. Waggoner:

- Said he did not see the project last time, but noted that it would be important to give the building a lifespan update. Mr. Waggoner said there were a lot of moving parts to this project, and he would like the applicant to figure out the ways this building could look different.
- He said the plans the applicant has will improve the quality of the building. He recommended adding some fresh materials and clean, new details. He said the applicant was on track with what appeared to be a challenging project and was focused in the right areas.
- The applicant said a few design ideas were in consideration that were easy to accomplish but substantial in terms of cleaning up the massing of the building. Mr. Krueger said public buildings like this one have an opportunity for quality design like any other project. Mr. Meade said this building could earn a design award for being resurrected to a new life.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 9:00 P.M. MOTION APPROVED (5-0).

February 5, 2015
MINUTES APPROVED ON


RECORDING SECRETARY